

# THE SQUARE AT BRIDGEPORT

1635 Philadelphia Pike | Lancaster, PA | 17602

± 9,262 SF AVAILABLE | FOR LEASE



## PROJECT

The Square at Bridgeport consists of 11,172 SF first floor retail space in a new four-story Mixed-Use building adjacent to a Weis Grocery Store and the HACC Campus. The site shares a signalized entrance with Harrisburg Area Community College's Lancaster campus (6,000 students and faculty) and is adjacent to one of the busiest intersections in Lancaster at 47,000 cars per day. There is a strong mix of retailers nearby, including CVS, Turkey Hill, Pizza Hut, U-Gro Learning Center, Burger King, and many others.

## LOCATION

The project is located just east of the City of Lancaster on Old Philadelphia Pike, which is accessed easily from both Lincoln Highway and Lancaster City's East King Street. This location is also convenient and easily accessible to Lowe's, Costco, and the Greenfield Corporate Center and for commuters who use Route 30. This four-story building will be easily visible from the high traffic roads in the area. Prominent signage on side of the building is available - certain conditions apply.

## TRADE AREA

Lancaster County, and the Lincoln Highway corridor specifically, benefits from an approximate 11,000,000 tourists annually, with a direct economic benefit of \$1.9 billion. Additionally, the nearby Greenfield Corporate Center with 4.5 million SF and Pennsylvania College of Health Sciences 300,000+ SF facility provides a strong daytime population of almost 120,000 people. And within five miles the residential population is 155,000 people from 61,000 households with an average annual income of \$74,622 per year.

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POPULATION



3 MILES - 155,642  
5 MILES - 306,022  
7 MILES - 459,494

AVERAGE HH



3 MILES - \$74,622  
5 MILES - \$83,300  
7 MILES - \$81,310

EMPLOYEES



3 MILES - 118,115  
5 MILES - 191,945  
7 MILES - 256,026

HOUSEHOLDS



3 MILES - 60,708  
5 MILES - 116,988  
7 MILES - 173,400

**TRAFFIC COUNTS:** BRIDGEPORT INTERSECCION: 49,000 VPD

ACTIVE MEMBER OF:  
**RETAIL** BROKERS  
NETWORK

York Office: 3528 Concord Rd. York, PA 17402  
Exton Office: 1 East Uwchlan Avenue, Suite 409, Exton, PA 19341  
Lancaster Office: 150 Farmington Lane, Suite 201, Lancaster, PA 17601

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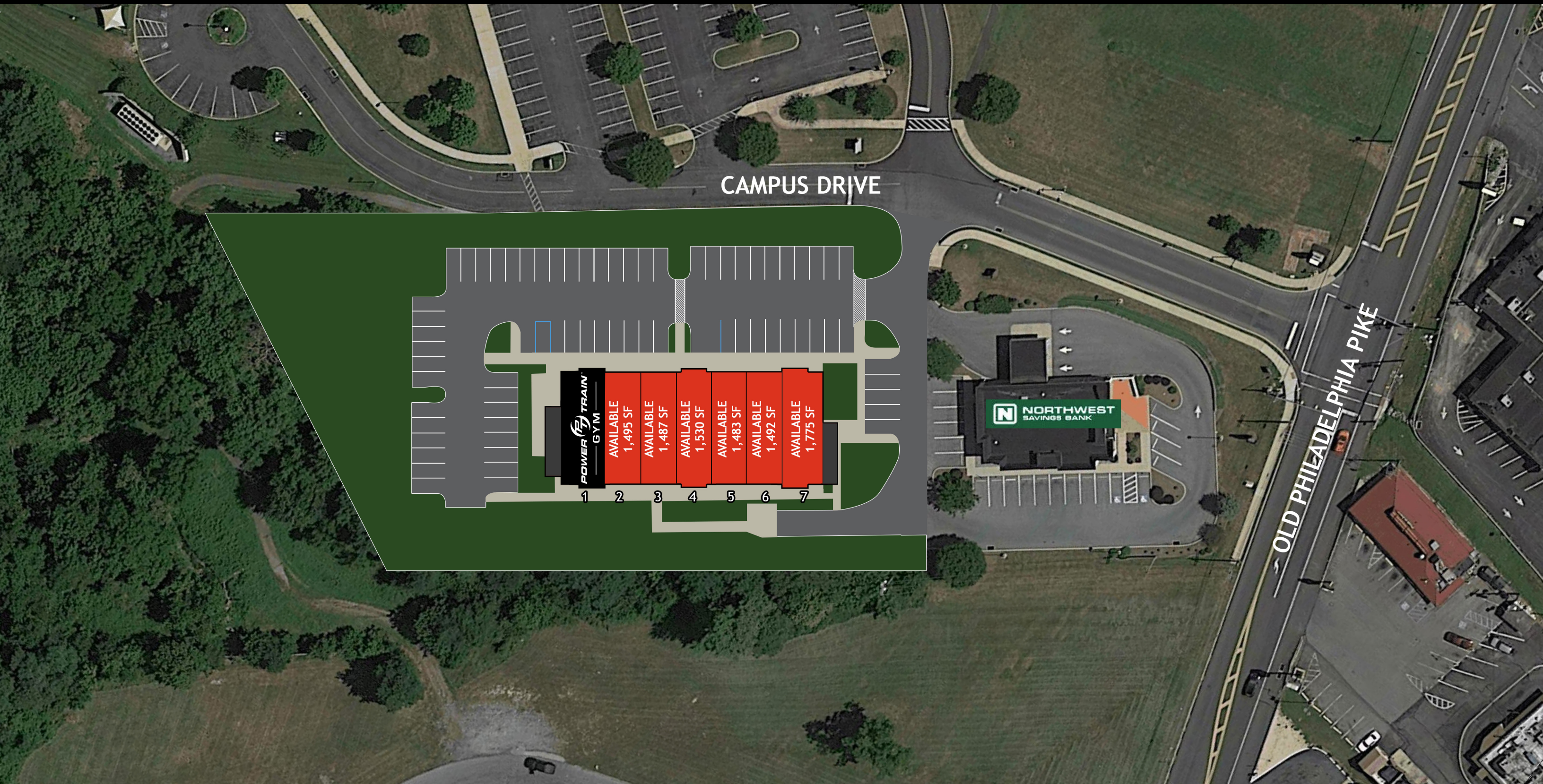
**Bennett Williams**  
RETAIL

Information shown is purported to be from reliable sources. No representation is made to the accuracy thereof, and is submitted subject to errors, omissions, change in price, prior sale, withdrawal without notice, or other conditions.



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